

STATE MS. - DESOTO CO. *pc*

AUG 3 10 10 AM '98

BK 337 PG 404
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned DOROTHY IRENE HOARD N/K/A DOROTHY MILNER, hereinafter referred to as the GRANTOR, and BENJAMIN JAMES WOOLEY, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, DOROTHY IRENE HOARD N/K/A DOROTHY MILNER, the GRANTOR does hereby and by these presents sell, convey, and warrant unto BENJAMIN JAMES WOOLEY, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 34, WOODLAND LAKE SUBDIVISION, Section 18, Township 3, Range 9, in DeSoto County, Mississippi, as shown on recorded plat of said subdivision in Plat Book 1, Pages 15A, 15B and 15C, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and further subject to the restrictive covenants, building restrictions, and easements of record as found and show with the recorded plat of said subdivision at Plat Book 1, Pages 15A, 15B and 15C, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and taxes and assessments for the year 1999 shall be the sole responsibility of the GRANTEE, and all

subsequent years are hereby excepted from the foregoing covenant of warranty.

By way of explanation, Vernon Hoard, died in Memphis, Tennessee on July 20, 1986.

The GRANTOR warrants that the property being conveyed herein is not a part or parcel of her homestead and also warrants that she is one and the same person as Dorothy Irene Hoard.

Possession shall be given upon delivery of this deed.

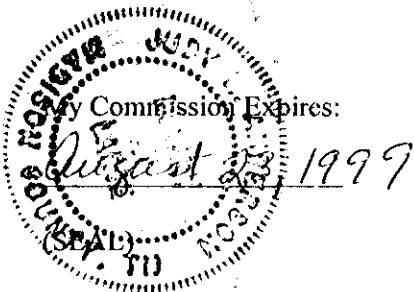
WITNESS the signature of the GRANTOR on this the 17th day of July, 1998.

Dorothy Milner
DOROTHY MILNER

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17th day of July, 1996, within my jurisdiction, the within named DOROTHY MILNER, who acknowledged that she executed the above and foregoing instrument.

Judy L. Anderson
NOTARY PUBLIC



GRANTORS' ADDRESS:

P.O. Box 38
Selmer Tennessee Burnsville, TN 38136
RES. TEL.: (901) 586-4695
BUS. TEL.: N/A

GRANTEES' ADDRESS:

c/o 11281 Lakeview Cove
Hernando, MS 39632
RES. TEL.: (601) 429-8985
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
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5 WEST COMMERCE STREET
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